REZONING APPLICATION

Orange TOWNSHIP

Orange Township Zoning Dept.
Phone: (740) 548-5430
Fax: (740) 548-7537

Rezoning Application

Page 1 of 6

ZON

(Revised 5.13.20)

Property Information

Site Address: 8321 S. Old State Road, Lewis Center, Ohio 43035

Parcel ID(s): 318-314-06-003-000

Total Acreage:	Subdivision:	Lot #:
3.816 ac	N/A (unplatted)	N/A

Property Description

Acres to be rezoned: 3.816 acres, entire parcel (record deed: 4.10 ac less 0.284 ac R/W)

Current Land Use: Vacant former homesite (garage, shed, slab), field, woodland

Surrounding Land Uses:

North	Single-family residence and open field (unplatted), FR-1
South	Oak Creek East Sec. 2 single-family subdivision (Baltic Ave.)
East:	Undeveloped wooded land (unplatted), FR-1
West	S. Old State Road; Little Bear Village / Bear Trail residential beyond

Rezoning Request

Currrent Zoning District: Farm Residential District (FR-1)

Proposed Zoning District: Planned Unit Development District (PUD)

Proposed Land Use: Seven (7) detached single-family lots with open space

Request: Rezone 3.816 acres from FR-1 to PUD (Article 10) for "Jai Enclave," a seven-lot detached single-family subdivision on a new public cul-de-sac street, with +/-1.07 acres (28%) common open space and a dry detention basin. Gross density 1.83 du/ac (2.0 max.). Divergence requested only if Sec. 21.23.C applies: one 5-ft sidewalk on the south (house) side of the street in lieu of sidewalks on both sides. See Development Plan Text and Development Plan dated November 9, 2026.

Decision Dates

Staff Technical Review:

Delaware County Regional Planning Commission (DCRPC):

Zoning Commission:

Board of Trustees:

Orange Township Zoning Department
Phone: 740.548.5430 Fax: 740.548.7537 www.orangetwp.org

Staff Use Only

ZON #

Date Filed:

Fee Paid:

Payment:

Received By:

Hearings	Decision
Tech Review:	
DCPRC Date:	
ZC:	
BOT:	

Checklist

- ☐ Fee Payment (check or money order only)
- ☐ Completed Application
- ☐ Notarized Signatures
- ☐ Available Utilities (see page 4)
- ☐ Development text (see page 4)
- ☐ Development Map (see page 5)
- ☐ Legal Description & Survey (see page 5)

Water & Wastewater

Water Supply

- ☐ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☐ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Submittal Options

Drop off: 1680 E Orange Road
Lewis Center, OH 43035

Mail in: 1680 E Orange Road
Lewis Center, OH 43035

Orange TOWNSHIP

Rezoning Application

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(Revised 5.13.20)

Applicant Information

☐ Same as applicant

Name: Parna Properties 8321 LLC (c/o Ravi Maduposu)

☐ Individual ☒ Corporation (If so State: OH) ☐ Other

Address: 8321 S. Old State Road, Lewis Center, Ohio 43035

Phone #	Fax#

Email: maduposu@gmail.com

Owner Authorization attached: ☒ Yes ☐ No

Agent Information

☐ Same as applicant

Name: Plan 4 Land, LLC (Joe Clase, AICP and Lexus Cain, Partners)

☐ Individual ☒ Corporation (If so State: OH) ☐ Other

Address: 1 S. Harrison St., P.O. Box 306, Ashley, Ohio 43003

Phone # (740) 413-4084	Fax#

Email: joe@plan4land.net; lexus@plan4land.net

Owner Authorization attached: ☒ Yes ☐ No

Property Owner Information

☐ Same as applicant

Name: Parna Properties 8321 LLC (c/o Ravi Maduposu)

☐ Individual ☒ Corporation (If so State: OH) ☐ Other

Address:

8321 S. Old State Road, Lewis Center, Ohio 43035

Phone #	Fax#

Email: maduposu@gmail.com

Orange TOWNSHIP

Rezoning Application

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(Revised 5.13.20)

Affidavit

I hereby certify that the facts, statements, and information presented within this application form and any subsequent documents attached hereto are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the Township. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Orange Township Zoning Resolution.

Applicant/Authorized Agent Affidavit

I, Joe Clase, AICP, Plan 4 Land, LLC (Print Name), hereby certify that all information provided is true and accurate. I agree to be bound by all provisions of the Orange Township Zoning Resolution.

_____ _____

Individual Applicant's/Agent's Signature Date

Individual subscribed and sworn in my presence this _____ day of _____, 20_____.

_____

Notary Public

_____ _____

Non-Individual Applicant's/Agent's Signature Date

Non-Individual subscribed and sworn in my presence this _____ day of _____, 20_____both personally and on behalf of Plan 4 Land, LLC .

_____

Notary Public

Property Owner's Signature

I, Ravi Maduposu, Parna Properties 8321 LLC (Print Name), hereby authorize the applicant/agent listed above to file this application on my behalf and agree to amendment of the same as they deem appropriate.

_____ _____

Individual Property Owner's Signature Date

Individual subscribed and sworn in my presence this _____ day of _____, 20_____.

_____

Notary Public

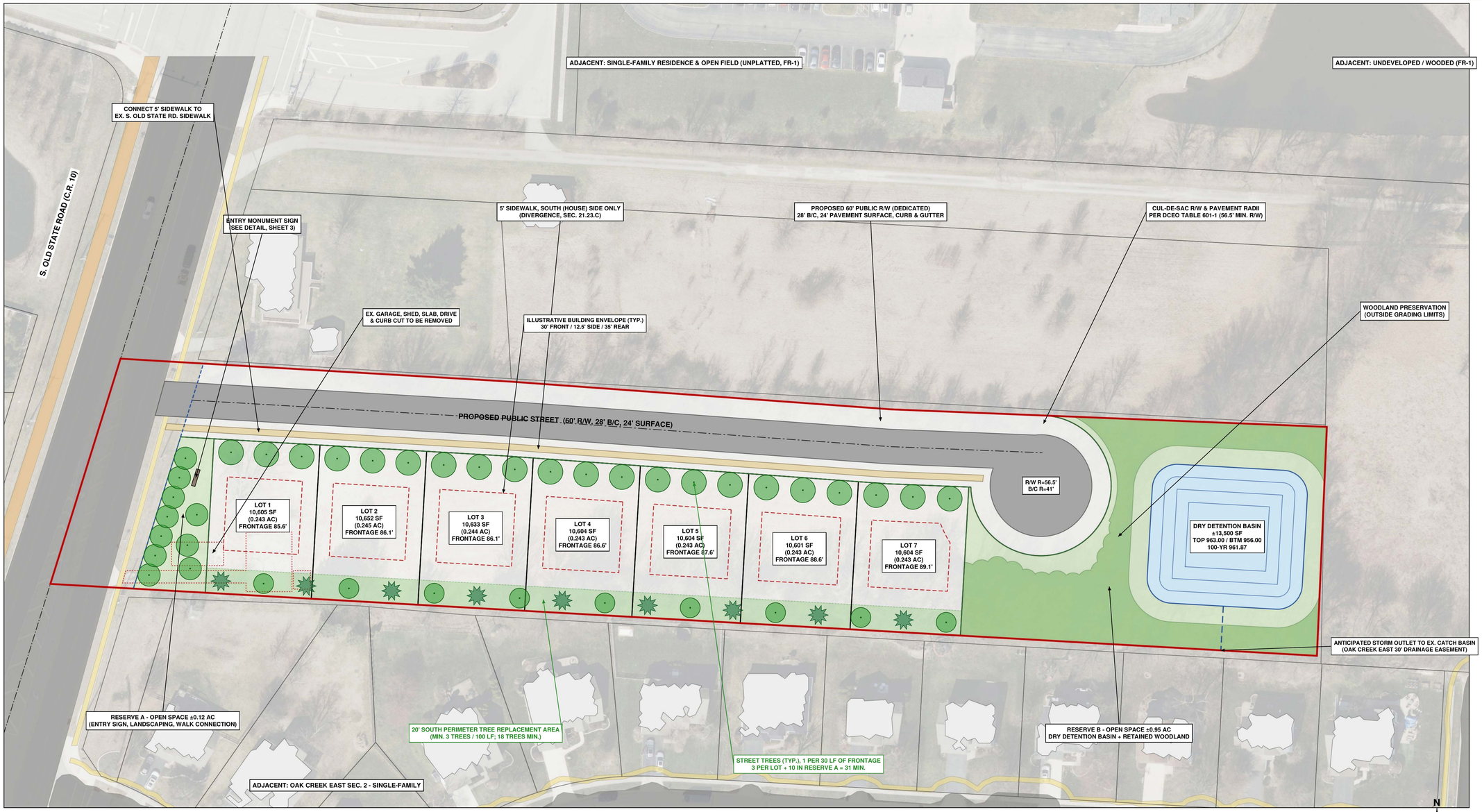
_____ _____

Non-Individual Property Owner's Signature Date

Non-Individual subscribed and sworn in my presence this _____ day of _____, 20_____both personally and on behalf of Parna Properties 83.

_____

Notary Public



Lot layout fit to the record deed boundary (Inst. 2025-00021971, Ohio State Plane North) from the Brack Engineering Feasibility Exhibit dated 11/06/2026. Aerial: 2024 OGRIP.
Areas and dimensions are approximate (plotted deed area 3.890 ac; record 3.816 ac used for density and percentages) and subject to boundary survey, preliminary plan and final engineering.

SITE DATA

SITE DATA	PROPOSED	% SITE
Gross site area (record deed, net of ex. R/W)	3.816 ac	100%
Lots 1-7 (±0.24 ac each)	±1.70 ac	±45%
Reserve A (open space)	±0.12 ac	±3%
Reserve B (open space / detention)	±0.95 ac	±25%
Total open space (25% min.)	±1.07 ac	±28%
Public street R/W (60')	±1.05 ac	±27%
Dwelling units / lots (max.)	7	
Gross density (max. 1.85; Art. 10 max 2.0)	1.83 du/ac	
Net density (excl. R/W)	±2.53 du/ac	
Max. impervious per lot	50%	
Street pavement + sidewalk (approx.)	±0.64 ac	

DEVELOPMENT STANDARDS

STANDARD	PUD	N ZONE REF.	FR-1 (EX.)
Min. lot area	10,500 SF	9,450 SF	1 ac
Min. lot width	80 ft	70 ft	150 ft
Min. frontage	75 ft	-	-
Min. lot depth	115 ft	135 ft	-
Min. front setback	30 ft	25 ft	60/70 ft
Min. side setback	12.5 ft	12.5 ft	25 ft
Min. rear setback	35 ft	30 ft	60 ft
Accessory rear	10 ft	10 ft	15 ft
Max. height	35 ft	35 ft	35 ft
Min. pervious / lot	50%	35%	35%
Min. open space	25%	20%	-

LOT DATA (APPROX., FIT TO DEED)

LOT	AREA	FRONTAGE	AVG. DEPTH
1	10,605 SF	85.6 ft	124.0 ft
2	10,652 SF	86.1 ft	123.9 ft
3	10,633 SF	86.1 ft	123.7 ft
4	10,604 SF	86.6 ft	122.6 ft
5	10,604 SF	87.6 ft	121.2 ft
6	10,601 SF	88.6 ft	119.8 ft
7	10,604 SF	89.1 ft	119.1 ft
RES. A	±0.12 ac	Open space	
RES. B	±0.95 ac	Open space	

GENERAL NOTES

1. Lot layout fit to the record deed boundary by Plan 4 Land (11/09/2026) from the Brack Engineering Feasibility Exhibit dated 11/06/2026; CAD file: Lot Layout (Jai Enclave) 20261109.dxf. All dimensions and areas are approximate and subject to boundary survey, preliminary plan and final engineering. Existing conditions: see Sheet 1.
2. Permitted uses: detached single-unit dwellings (1 per lot), accessory uses, minor home occupations, and open space. See Development Text Sec. 4.
3. Divergence (if Sec. 21.23.C applies): one 5' sidewalk on the south (house) side only, in lieu of 5' sidewalks on both sides of the street.
4. Water: Del-Co Water, ex. 16" main, west side S. Old State Rd. Sanitary: Delaware County Regional Sewer District, gravity extension (route by DCRSD). Electric, gas and telecom underground. No on-site septic.
5. Storm water: new storm sewer to dry detention basin in Reserve B (top 963.00, bottom 956.00, 100-yr 961.87, ±13,500 SF); outlet to ex. catch basin in Oak Creek East 30' drainage easement at the SE corner. Site is in FEMA Zone X (FIRM 39041C0265K).
6. No direct lot access to S. Old State Rd. Sight distance per ODOT L&D Manual; DCEO access permit required. Existing curb cut removed.
7. Reserves A and B owned and maintained by the Jai Enclave HOA. Record utility easements along S. Old State Rd. lie within Reserve A.
8. No site or street lighting proposed. Entry sign: 1 monument, max. 30 SF per side, max. 6 ft height, 5 ft from R/W, 10 ft from abutting property.
9. Former residence already removed; existing garage, shed, slab, drive and pad to be removed. Single phase.
10. Adjacent zoning shown for reference; to be confirmed with Orange Township Zoning.

LEGEND: Street tree (2" cal.) · Replacement deciduous · Replacement evergreen · 20' replacement area · Entry sign

PREPARED BY:

Plan 4 Land

WWW.PLAN4LAND.NET

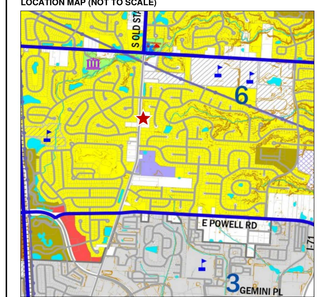
Plan 4 Land, LLC | Land Use Planning & Policy Consultants
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | team@plan4land.net | plan4land.net
Joe Clase, AICP | Project No. 25-0064

BASE PLAN / ENGINEER:
Brack Engineering, LLC | Nathan Harrington
5659 Greystone Ln, Hilliard, OH 43026 | (614) 506-3662
Feasibility Exhibit, Job No. 2026-67, dated 11/06/2026

APPLICANT / OWNER:
Parna Properties 8321 LLC, c/o Ravi Maduposu
8321 S. Old State Road, Lewis Center, OH 43035
maduposu@gmail.com

SITE:
8321 S. Old State Road, Lewis Center, OH 43035
Parcel 318-314-06-003-000 | 3.816 ac (record)
Orange Township, Delaware County, Ohio
East side of S. Old State Rd., ±0.9 mi. south of E. Orange Rd.

LOCATION MAP (NOT TO SCALE)



Base: Orange Twp. Comprehensive Plan Land Use Map (2018); star marks approximate site location, Subarea 6.

JAI ENCLAVE

PLANNED UNIT DEVELOPMENT (PUD)
DEVELOPMENT PLAN

SHEET 2: DEVELOPMENT PLAN

DATE: NOVEMBER 9, 2026
REVISIONS: NONE
ZONING: FR-1 (EXISTING) › PUD (PROPOSED)